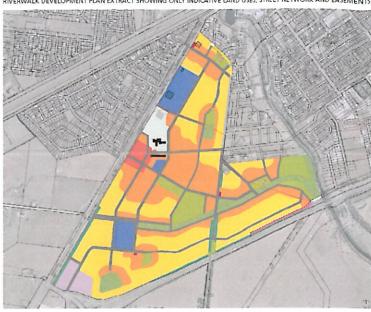


RIVERWALK DEVELOPMENT PLAN EXTRACT SHOWING ONLY INDICATIVE LAND USES, STREET NETWORK AND EASEMENTS



INDICATIVE LAND BUDGET TABLE

Gross	s Site Area	198.45 ha
EXCL	USIONS	
D	Discovery Centre	3 6 ha
Н	Hangar Heritage Area	1.0 ha
C1	Public Primary School	3 5 ha
CZ	Independent School	6.0 ha
C3	Community Centre Site	0.8 ha
	Encumbered Open Space - River Floodplain	1.78 ha
SUBTOTAL EXCLUSIONS		16.68 ha
	Encumbered Land - Drainage	10.44 ha Total, comprising W1 Northern Wetland 1.05 ha W2 Farm Road Wetland 0.95 ha W3 South Retention Basinwetland 2.31 ha W4 Bloodway - Urban 4.70 ha W5 Floodway - Rher Terrace 1.63 ha W6 Village Green 0.2 ha (maximum)
	Easements including Encumbered Open Space (Sewer & Gas)	0 5 ha sewer + 0 62 ha (under review) (gas @ 10 m)
	Acoustic Berm & Bridge Abutment	0 24 ha
	Tree Reserves - Old Geelong Road	2.25 ha (may be revised)
	Tree Reserves - Freeway Edge	20 ha
	Tree Reserves - Farm Road	1 24 ha
TOTAL EXCLUSIONS		33 97 ha
Gross	s Developable Area = Gross Site Area (198.45 ha) - Exclusions	164.48 ha
	Once Cares Required @ 7 ES/ of Green Developship Area	22.2464

Gross Developable Area = Gross Site Area (198.45 ha) - Exclusions		164.48 ha	
OPEN	SPACE PROVIDED		
P1	Northern Local Park	0 80 ha	
P2	North Central Local Park	0.88 ha	
P5	Southern Local Park	0 72 ha	
P4	Eastern Local Park (Camboon Local Park)	0.95 ha	
P3	Village Centre Park	1 4 ha	
P6	Sportsfield/Tennis Courts	4 66 ha	
P7	River Front Park	4 65 ha Total, comprising. River Terrace North 3 45 ha River Terrace South (Edge of Escarpment) 1 20 ha	
TOTAL PUBLIC OPEN SPACE PROVIDED		14.0 ha	

Minimum Dwelling Yield & Net Developable Area x 15 2,257

